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January 20, 2021

Borough of Lawnside
Planning Board
Mr. Rafiq Heigler, Chairman
4 East Douglas Avenue
Lawnside, NJ 08045-1599

Attention: Angela Miller, Secretary

**Re: Amended Preliminary & Final Site Plan and Lot Consolidation
Vineland Construction Co.
Historic Borough of Lawnside Woodcrest Station Business Park
Block 601, Lot 1
Our file #04-21-P-109**

Dear Board Members:

We have reviewed a revised Amended Preliminary and Final Site Plan and Lot Consolidation submission, received January 19, 2021, consisting of the following:

Sheet	Title	Date	Latest Revision Date
1 of 13	Title Sheet	08-17-20	01-06-21
2 of 13	Overall Site Plan	08-17-20	01-15-21
3 of 13	Site Plan	08-17-20	01-15-21
4 of 13	Grading Plan	08-17-20	12-18-20
6 of 13	Soil Erosion and Sediment Control Plan	08-17-20	01-15-21
7 of 13	Soil Erosion and Sediment Control Details and Notes	08-17-20	09-24-20
1 of 1	Survey of Property	04-13-18	----

Sheets 1, 2, 3, 4, 6 and 7 were prepared, signed, and sealed by Edward P. Brady, P.E., Taylor Wiseman & Taylor, 124 Gaither Drive, Suite 150, Mount Laurel, New Jersey 08054, (856) 235-7200.

The survey was prepared, signed, and sealed by Samuel S. Previtera, P.L.S., Taylor Wiseman & Taylor.

I. GENERAL INFORMATION

Applicant/Owner: VCC Lawnside Business Park I Urban Renewal
c/o Vineland Construction Co.
228 West Landis Avenue, Suite 300
P.O. Box 1517
Vineland, NJ 08360
(856) 794-4706

Project History: The applicant was previously granted preliminary and final site plan approval for warehouse/office flex development including one 61,250-sf building (Building A) and one 80,000-sf building (Building B).

Building A is under construction. The applicant was then granted minor subdivision approval to subdivide the ±24-acre lot into three lots as follows:

- Proposed Lot 1.01 (3 acres) will front on East Oak Avenue and will be slated for future development.
- Proposed Lot 1.02 (4.39 acres) will include Building A amended preliminary and final site plan approval.
- Proposed Lot 1.03 (16.64 acres) will include Building B.

In addition, the applicant also received amended site plan approval to allow an increased footprint for Building B from 80,000 sf to 150,000 sf. The initial construction size of this warehouse/office building will be 112,500 sf with a future expansion of 37,500 sf. Site plan modifications include changes to parking and signage.

Proposal: The applicant now seeks amended site plan approval to permit the use of a portion of adjacent Block 601, Lot 3, as a staging area for construction. The applicant proposes to clear and grade 1.15 acres of this wooded 4.77-acre parcel for this temporary purpose.

In addition, Lots 1 and 3 will be consolidated. Future phases have been eliminated, and the entire 150,000-sf building will be constructed in one phase. The building will be relocated a few feet to the east. Forty (40) loading docks and 100 parking spaces are proposed.

Zoning: Oak Avenue Redevelopment Plan - Area 2
 Underlying zone for Lot 1.01 = O-P (future improvements)
 Underlying zone for Lot 1.02 = split-zoned O-P and B-B
 (previously approved)
 Underlying zone for Lot 1.03 = split-zoned (majority of
 improvements in O-P and access drive in B-B)

II. ZONING REQUIREMENTS

- A. **Use:** The applicant's proposed office/warehouse use is in conformance with the permitted principal uses of Area 2 of the Oak Avenue Redevelopment Area.
- B. **Area and Bulk Requirements:** Changes are proposed to the footprint of Building B, but no changes are proposed to Building A.

Code Reference	Item	Required	Lot 1.03 (Bldg. B)	Status
Redevelopment Plan	Max. Impervious Coverage	80%	35.5%	C
Redevelopment Plan	Min. Open Space Ratio	20%	64.5%	C
Redevelopment Plan	Building Height	45 ft.; 4 sty.	< 45 ft.	C
Redevelopment Plan	Separation between Bldgs.	15 ft.	175.2 ft.	C
Redevelopment Plan	Setback of Structures from any Roadway	15 ft.	N/A	C
	Principal Building Setback			
96-77.E(1)	Front Yard	125 ft.	137 ft.	C
96-77.E(1)	Rear Yard	75 ft.	372.3 ft. (was 3.2 ft.)	C
96-77.E(1)	Side Yard	75 ft.	40.5 ft. (was 37.6 ft.)	C
96-84.B.1.f	Off-Street Parking (1 per 400 sf)	375 spaces	100 spaces	VG

C - Conformance
 N/A - Not applicable
 VG - Variance granted

III. GENERAL COMMENTS

1. Testimony should be provided regarding the nature and purpose of the proposed clearing, including the need for over an acre of construction staging area and length of time the staging area will be utilized. The application rider indicates that the staging area will be temporary, but the loss of old growth wooded vegetation will be permanent.
2. Testimony should be provided regarding the impact of the proposed clearing on the management of stormwater.
3. Environmentally critical areas should be assessed for former Lot 3.
4. Our office suggests the applicant consider compensatory planting.
5. It appears that steep slopes will be created as a result of the proposed clearing. The applicant must confirm and note that the proposed contours must not be steeper than 3:1.
6. Revised storm sewer calculations should be submitted as a result of additional drainage toward Inlet #213A.
7. The site plans should be revised to illustrate the limits of the zones.
8. The plans indicate that the lots will be consolidated by deed. The applicant must obtain the correct block and lot numbers from the Tax Assessor. Written verification must be received by our office prior to final review and signature of the deed.

IV. SUMMARY OF PREVIOUSLY GRANTED VARIANCES AND WAIVERS

Variances:	Redevelopment Plan -	Landscaped parking islands
	Redevelopment Plan -	Landscaped islands between head-to-head parking
	Redevelopment Plan -	Trees in parking areas
	Section 96-77.E -	Side yard setback
	Section 96-77.E -	Rear yard setback
	Section 96-84 -	Number of parking spaces
	Section 96-84.B.1.f -	Minimum Parking - Industrial use

Section 96-84.B.3 - Parking on same lot as use/building

Waivers: None

V. SUMMARY OF VARIANCES/WAIVERS REQUESTED (THIS APPLICATION)

Variations: None

Waivers: None

VI. APPROVAL PROCESS

If the Planning Board should grant final approval to this project, the following is applicable:

1. The applicant's engineer has made appropriate revisions to the site plan pursuant to the Planning Board action.
2. One (1) copy of the final site plan should be submitted to our office for review and approval along with the response letter to this review. Once final approval is received, ten (10) copies of the final site plan will be requested for signature.
3. The applicant is notified that an inspection escrow and performance bond is required for this application and the submitted estimate, **separating onsite and offsite improvements (excluding structures)**, will be reviewed and approved by the Planning Board Engineer. The inspection escrow must be posted prior to the issuance of any building permits.
4. The applicant must contact the Planning Board office to settle any outstanding review escrow accounts prior to the issuance of building permits.
5. No work is to start until a preconstruction conference is held. The preconstruction conference shall be scheduled with the Borough Engineer's office (Senior Inspector for Lawnside Borough at 856-795-9595 extension 1131) a minimum of three working days prior to the start of work.

VII. OUTSIDE AGENCY APPROVALS

This plan may be subject to the review and approval of the following outside agencies, if not already received. Evidence of these approvals must be submitted to the Borough Planning Department and this office prior to the final signature of plans:

1. Camden County Planning Board - approved 05-22-19; no impact 09-22-20.
2. Camden County Municipal Utilities - approval letter dated 03-12-19.
3. Camden County Soil Conservation District - certification date 05-09-19.
4. New Jersey Department of Environmental Protection (land use) - approval date 02-21-19.
5. New Jersey Department of Environmental Protection (Treatment Works) – approval date 07-09-19.
6. United States Environmental Protection Agency Grant Waiver – approval date 07-10-19.
7. Any others as may be necessary.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely yours,

REMINGTON & VERNICK ENGINEERS, INC.



Joseph M. Petrongolo, L.L.A., R.L.A., P.P.



Dena M. Johnson, P.E., C.M.E.

JMP/DMJ/KT/mcb

cc: Vineland Construction Co.; Edward Brady, P.E. (via e-mail); Samuel Previtera, P.L.S.; Mobile Dredging/Video Pipe Services, Inc.; Jason DiFrank; Steven Tripp, Esq. (via e-mail); Darryl Rhone, Esq. (via e-mail); Andrew Leveccia (via e-mail); Chris Mecca, Construction Code Official